



40 CARAGANA Way Fort Saskatchewan AB

\$347,500

Step into your charming new home! This lovely 1,381 sq ft half-duplex welcomes you with a single-car garage - 3 bedrooms upstairs, plus an extra bedroom downstairs (currently being used for business) - complemented by 2.5 baths. This home is perfect for first-time home buyers or those looking to downsize. The main level features a spacious living, kitchen, and dining area, complete with a cozy natural gas fireplace and a mix of vinyl, carpet, and laminate flooring throughout for added comfort and style. Step outside to your spacious deck and yard making this space perfect for BBQ's & entertaining. Upstairs, you'll find 3 inviting bedrooms, including an ensuite attached to the primary bedroom. Downstairs offers your fourth bedroom with rustic barn door and a convenient 3-piece bath. This home is conveniently surrounded by schools, shopping, playgrounds, and much more, ensuring a vibrant and convenient lifestyle!

Listing Presented By:



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